

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, JANUARY 9TH, 2025 (6PM) Goleta Valley Community Center & via Zoom

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 7:46pm

Board Members present

Craig Nicholson - President
Joe Mora - Vice President
Tamara Simmons - Treasurer
Cathy Leyva - Secretary
Colin Smith - Member-at-Large

Managers & Employees present:

Joseph Ferguson, of Ferguson
Property Management
James, of Bartlein
Julia Ambat, Scribe

Homeowners present:

Approximately 23 owners stayed to attend the regular session following the annual meeting minutes.

Craig and Colin were both nominated and seconded for board president. The vote was in favor of Craig, with Joe, Craig, and Cathy supporting him. Craig was appointed president.

Cathy nominated Joe for vice president, with Craig seconding. Tamara nominated Colin for vice president, with Colin seconding. The vote was in favor of Joe as vice president, with Joe, Craig, and Cathy supporting him. Joe was appointed vice president.

Cathy was nominated and seconded for secretary, and unanimously approved.

Tamara was nominated and seconded for Treasurer, and unanimously approved.

Colin was appointed as Member at Large.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Jim wanted the minutes to reflect that he is experiencing issues with another owner regarding not providing his insurance in response to water damage and making a leak repair contentious. He encouraged the board to require proof of insurance from every owner to prevent situations like this in the future.

APPROVAL OF PRIOR MEETING MINUTES (12/5/24 exec, 12/12/24, 12/16/24, 12/20/24, 12/23/24)

- a. Regular Session
Discussion tabled.
- b. Executive Session Summary (New Management)
Discussion tabled.

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.
Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet
Operating Expenses are about 17+% below budget thru end of last month on cash basis
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board.
Last month payroll: Pool - 2024 total: \$8,310.96; Caretaker - 2024 total: \$8,184.40; Scribe: 2024 total: \$12,104.05



Paid from reserves: Crane's tree (\$15k), Enviroscaping (\$4,660 sidewalk), #351 (\$3,750 resurfacing decks), Beachside (\$24,791 new gas lines at 7630)

Tamara moved to accept the Treasurer's report with the motion as written as above. Joe seconded. This was unanimously approved.

- b. Landscape recommendations & proposals – tree work
Discussion tabled.
- c. Committees (Grounds, EV, Architectural, Website, Solar, Events, etc.)
Nothing to report.
- d. Caretaker or pool report
Nothing to report.
- e. Vendor evaluations
Discussion tabled.

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d, e

New Business: 6 #a, b, c, d

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Updating the governing documents: Draft #3 received from atty
Discussion tabled.
- b. 7626 - ins. claim: Rev'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier.
Discussion tabled.
- c. Storage room at 7610: remediation & repaid needed
Discussion tabled.
- d. Repairs: roof; dryrot; painting; gutter cleaning: approval and/or ratification of proposals & invoices (if any);
Discussion tabled.
- e. Ins claim re: former owner #264 (Jauchen)
Discussion tabled.
- f. Gas lines identification projects - installing tags on each line (Jim Dewey);
Discussion tabled.
- g. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any);
Discussion tabled.
- h. Approval and/or ratification of proposals & invoices (if any);
Fertilizer for trees: \$3,400. Craig moved to accept the proposal to fertilize the eucalyptus trees for \$3,400. Colin seconded. This was unanimously approved.

Blue Sky - remediation for storage room. about \$8,700. Beachside gave a proposal of \$7,800 for the same project. Joe moved a motion to accept Beachside's proposal. Colin seconded. This was unanimously approved.
- i. Consolidated Overhead upgrades to gates, gym & pool access control
Discussion tabled.



j. Pool facilities & sauna; other related issues; handicap seating;
Discussion tabled.

k. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
Discussion tabled.

l. EV charging stations
Discussion tabled.

m. Inspection of elevated walkways & balconies - by Focused Group
Discussion tabled.

n. Fire safety-quote for radios / walkie-talkie; Air table.
Discussion tabled.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

a. Frontier upgrade to 100% Fiber up to 7 Gig
Discussion tabled.

b. Patio furniture for smoking areas
Discussion tabled.

c. Statement of Information
The board received the statement of information from Bartlein Management.

d. Towing vehicles
Discussion tabled.

e. Central BBQ area
Discussion tabled.

f. Replacement of stair treads & brackets
Discussion tabled.

g. Rekeying common doors
Discussion tabled.

h. Other items to be put on next month's agenda
Discussion tabled.

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT at 8:01pm (Scheduled meeting 2/13/2025 @ 6PM IN PERSON @ Meeting Room & via Zoom)

Prepared By: Julia Ambat (Scribe)

